Three Detached Bargains



coms; shade trees; lot 50x150; magnifi-; opposite park; wide porches; adjoin-lence of Secretary of State and a Court judge; \$12,500; terms as easy as



ENGLISH STUCCO COTTAGE, rooms; bath; cellar; heated; large lot; sidewalks; electricity; convenient to cars;



Takoma Park; 422 ft. front; corner; 9 rooms; large bath; square hall; large porches; front porch; 47 ft. long; heated; open fireplace; electricity available; beautiful forest trees; variety of bearing fruit trees, raspberries, blackberries; sarrounded by stone wall; easy terms; price BUNGALOWS ALWAYS UNDER CONSTRUC-

Morgan Bros., Inc., REZULTZ GET RESULTS.



THE HENRY-LEE, North Capitol st. and Rhode Island ave. MODERN IN EVERY RESPECT. Every comfort; gas and electric lights; odor-less kitchen; steam heat; hot water year round; phone in each apartment; experienced janitor. Short walk from new post office. Apartments weather stripped; no cold rooms. Street car 4 ROOMS AND BATH-\$31 AND UPWARD.
W. H. WALKER, 729 15th ST. N.W.

WAR ON BILLBOARDS **BEGUN AT NEW ORLEANS**

Prominent New Orleans architects have begun a war on the billboards especially where they violate the city ordinances in regard to height. Complaints are being made against the "twostory" billboards on a prominent uptown corner. Architects maintain that if the billboards are going to be allowed full sway they might as well abandon their efforts for the city's civic uplift.

In the last issue of the Contractors' and Dealers' Review, Francis J. Mac-Donnel, one of the well known archi-

"Architects and the building trades put in their best efforts to build up the city beautifully, and after they have done their best, cleaned up the rubbish and left the building and the site in the best possible shape, along comes the signboard man and places a good, stout signboard and proceeds to cover it over with advertisements of patent medicines, wearing apparel, breakfast foods, and all done in the most beautiful style of coloring. The passerby hardly sees the house; he is blinded by the colors of the sign-

Two or Three Firms Guilty.

"It can be said to the honor of the building trade and building supply houses that they have not been largely guilty of publicity of this kind. There are only two or three firms in New Orleans guilty and they should know

"Every one who has to do with building should be naturally against the billboard as a destroyer of the beauty and value of their work, and it should be the care of the building interest to depreciate publicity of this kind. Publicity is a necessity of modern business, but it should be of such a nature as not to destroy the value of property or the beauty of the city. A proper standard is 'Would you like a signboard alongside your property? There is no reason for one person to injure the property of his neighbor, and if public sentiment cannot control it the building trades should lend their

INCORDING TO THOUSED THE INCORDING A property is a necessity of modern business, but it should be of such a nature tracks across the stream, and then along the streets which have been opened up through the Massachusetts Avenue Heights property to Wisconsin avenue. Such a scheme, it is declared, would provide what has long been recognized as a need, and at the same time would avoid the objection which has been made to the street rail
Northwest

ULTIOULD TO TO THOUSE BURNES CARRY THE STREET C depreciate publicity of this kind. Pubaid to the passage of laws to prohibit it. Twelve feet is the maximum height of a signboard in New Orleans, according to the city statute."

BERGEN HOMESTEAD SOLD.

Changed Hands.

the transaction was given at the time of are the result of the building movement the conveyance, but it is taken by operalions Massachusetts avenue west of who succeeded his father in 1911, and index of the building movement the conveyance, but it is taken by operalions of the building movement the decision to go out of business has ed compensation laws, in which the embedded by the present Sir John Aird. Ployers voluntarily come under it if they desire, or remain under the old liability at least a part of the property as resi-

dential sites in the near future. The Bergen farm is one of the few It is quite evident that 23d street marks The Bergen farm is one of the few tracts now left in Queens that are ideal for development. Ever since colonial have extended along the broad plateau a staff of engineers and workmen, who times it has been in possession of the that has its beginning about on the line are said to have no superiors, will be Bergen family. While real estate op- of Connecticut avenue or Columbia road. seeking new positions as a result of the prepare data on the subject, with a view erators have been anxious to secure the The region to the west of 23d street. and, the owners have refused to sell. The Bergen family has conducted farming there on an extensive scale, and it is stretching from Massachusetts avenue to the few large farms in the harming there on an extensive scale, and it is stretching from Massachusetts avenue to the country, as well as in British February and Italian in all states.

Every member of the builders' and traditional tra ough that have not come into the possion of real estate speculators. The Bergens have derived large incomes from massachusetts avenue to the country, as well as in Berlin, Copenhagen, Russia, France, Italy, Denmark act will be asked by the Civic Federation what have not come into the possion of real estate speculators. The lines of the streets indicated.

The lines of the streets indicated.

AN ENGLISH TYPE RESIDENCE.



CAREFUL PLANNING SHOWN IN GEORGE H. MYERS' HOUSE

Residence on South Side of S Street Near 23d Now Nearing Completion.

George H. Myers on the south side of has made it possible to arrange the space. street a short distance west of 23d on each floor two rooms in depth, instead street is now so near completion that of three or four as is common with the the exterior gives a very good idea of house of the larger type built on how the completed structure will look. inside city lot. Like the houses in that immediate vicinity, it stands detached, and, while the greater portion of the broad street front-

to have the entrance to the garage from Decatur street and its roof forms a part

stone used for the main feature of the two facades, and the general design is suggested by the type seen in English domestic architecture, it harmonizes with the setting which is provided.

Solves Big Problem.

The new house which is being built for! The unusual width of the street frontage | treatment he has adopted solves the probhouse, there is space left on both sides, able exposure and not with reference to A similar method has been adopted separating it from the residence of the street front, so that the principal largely by the property owners in the Thomas M. Gale on the east and that of rooms are on the south side of the house square on the opposite side of S street. and are further favored by having an street to Bancroft place. The first to But for the most part the side spaces are for convenience in making the house accessible, and while they serve also the accessible accessible. purpose of providing light and air, the below the grade of S street, as well as arrangement is such that practically no dependence is placed upon such sources. Decatur street, some twenty feet or more of the house extends through the block to Bancroft place. But there is no change additional space to the west. Advantage of grade as is the case on the south side has been taken in the change of the level of S street.

NEW HOME FOR R. W. BOLLING.



A DETACHED RESIDENCE ON TRACY PLACE WEST OF 23D STREET AND BETWEEN CALIFORNIA AND T

HOME OF R. W. BOLLING **CLASSED AS PIONEER**

In some respects the residence of Rich-Tracy place and just west of 23d street, which has only been recently completed, Famous Tract on Long Island Has is a pioneer in that locality. It is the first improvement of that kind on a street west of 23d street, although the One of the most notable realty trans- residence of Le Roy Goff, one block to fers of the year in Queens, near Brooklyn, the south, on California or T street, oc-N. Y., was made recently, when Cornelius cupies the same relative position. How-J. Bergen transferred to his brother, J. ever, Mr. Holling is in his house, while Milton Bergen, his entire interest in the that of Mr. Goff is not quite ready. It is old Bergen homestead farm, at South also true that some houses still farther Jamaica, consisting of four parcels, ag- to the west, and fronting on 24th street, gregating over 211 acres. No reason for have been built for some time, but they pleted.

Marks Bounds of Improvements.

which is some four blocks deep before the Bergens have derived large incomes from filling the soil under modern methods, and while the surrounding sections were undergoing development this farm has remained intact. The farm is valued at somewhere between a third and a half million. It has a frontage of nearly half a mile on the old South road and other frontages on the Brooklyn conduit line, Bergen creek and Doughty creek.

Ilines of the streets indicated,
Twenty-third street is getting for the first time an improved roadway. The condition of this region of this region of the west side—a condition which is also observed on Massachusetts avenue west of 24th street—has led to the conclusion on the part of some observers that what is needed is a street car line bisecting this region between the first time an improved roadway. The condition of this region of this great docks at Avonmouth and Singapore were created by them, but the damming of the Nile capped all their work.

It pays to read the want columns of the Star. Hundreds of situations are filled through them.

Massachusetts Avenue and the Connecti-

Extension by Bridge Proposed. It is not proposed to stop such a line

at the edge of the Rock Creek ravine, which is to become a public parkway, but way entrance into the region by way of Calvert street because of the already heavy car traffic.

Existence of Noted English Con- of the various compensation laws now in tracting Concern Ends Next Year. The passing of one of the greatest contracting firms in the world, John Aird & ties on the operation of the Michigan Co. of London, is announced for next law. year. The firm which dammed the Nile and carried out other great works ing under the Michigan act, those listed throughout the world will cease to exist under the head of construction take the next September, by which time all out-

herited from him a fortune of over \$5,000,- law. 000. The reason given is that, while the risks of contracting are as great as they was in effect compensation was paid in

The firm removed Crystal Palace from

STUDY MICHIGAN LAW FOR CIVIC FEDERATION

The department on compensation for inthe National Civic Federation is making an investigation of the scope and status force in the various states, and the Detroit Builders' and Trades' Exchanges has been asked to assist in gathering statis-

Of all the individual employers operatlead, both numerically and in number of standing contracts will have been com- employes engaged, and Michigan is one

ever were, the profits are not nearly so over 10,000 cases of disability and only T e National Civic Federation aims to

of drafting a law which will be uniform in all states.

Our Popular Songs.

From the Pittsburgh Post. If a young lady informed you in ordinary conversation that she was a yaller Zulu baby, you wouldn't think much of her culture. But this language is all right set to ragtime music.

LAND WORTH MILLIONS AGE OF LUXURY OFFERS PROBLEM TO LANDLORDS

Struggle to Invent Apartments Atlantic City Property Shows With All Conveniences for Low Rent.

We are living in a very advanced peerson there seems to be a desire for lux- in Atlantic City has just been discovered ry and extravagant surroundings in the by E. A. Lord of the South Jersey and Eagle. Even the children in the schools properties on Kentucky avenue between are encouraged to have artistic taste and Pacific avenue and the ocean. Applicants seeking a small home at a rental of from \$25 to \$30 a month want | Senator Boles Penrose of Pennsylvania. ights, and such accommodations can be shape. It had a frontage of 325 feet on recting apartments which can be rented

Attempts to Solve Problem.

result of such a condition is that tenants rooms and their comforts, as hereinbement story provides the approach to the garden, which is to be laid out on formal lines. As the house is built of brick, with fore mentioned, will be made more at-

Object to Old Houses.

nouses with inadequate facilities, oldstyle plumbing and basement dining rooms. To sum it all up, when owners of than it is in value. It will never bring these old-fashioned flats, apartments and any more than it will now." were handled independently of the S street lots which abut on them, for Mr. Myers holds the balance of the frontmr. Myers holds the balance of the frontfact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind of the fact of the condition of the mind while, to the east, Mr. Gale owns the average tenant and remodel their propsection abutting on his property, and then comes the large tract owned by the French government, which extends through from S street to Decatur street.

A similar method has been adopted in the street of th

TALL BUILDINGS MAKE

pefore the heights of building advisory a fabulous sum for the property. How little they knew of the future of Atlantic mmission in New York were a number City is known well in the present generaf experts on lighting, whose testimony ended to show what a big factor in expense accounts electric lighting has be- Land Now Worth \$4,000 Front Foot. ome as a result of the erection of "skyscrapers," how rapidly the lighting bill increases with the height of a building. Buildings with a general height of seventy-five feet, fronting on an eightynation required for general office work. \$4,000 a front foot. The corners are worth foot street, enjoy all the natural illumi-Office work requires a light intensity of more. But just take it in its entirety at three candlepower a square foot. An the rate of \$4,000 a front foot, and you increase in the general height of build- will see that today that land is worth ing, in such a street, from 75 to 260 feet \$1,300,000. cuts off 90 per cent of its mean flux of light to each square foot of building front. on the east side of Kentucky avenue, of In other words, it reduces the intensity varying depth, and this is easily worth of its natural light from three to three- another \$1,000,000, if not more. Therefore, tenths candlepower a square foot. Stated in terms of electrical current, the out of the goodness of his heart for a natural light shut out by increased height mere pittance is worth today a princely which has to be supplanted by artificial fortune." means is equivalent to seven watts a square foot each day. In an office with a floor area of 5,000 square feet this would mean a consumption of 3,500 watts a day. With electricity selling at the rate of 5 cents a kilo such an office would Purchases 41,300 Square Feet Near have to pay \$52.50 a year for the artifi-

cial illumination made necessary on account of the excessive height of adjacent The net rentable floor area in the office buildings below Chambers street, in Manvest, is about 28,000,000 square feet. Assuming that one-fourth of this area out by high buildings, the bill that the estate. owners of smaller structures in this district have to pay the electric lighting from the park that is planned to be companies on account of their loss of natural light amounts to \$735,000 annu
the ground is but two blocks distant with a depth of ninety-nive feet to all all in New York. Nothing to surpass it can lev, and the total area of the ground is in New York. Nothing to surpass it can be erected, as the city authorities have the Eastern branch, now under way, are 3.375 square feet. The price paid was restricted the height to which buildings

BOUGHT FOR PITTANCE

Wonderful Advance in Value Since 1881.

and from the youngest to the oldest the ever-increasing values in real estate me, says Frank Tyler in the Brooklyn Finance Company, in looking up titles to

Mrs. Sarah H. B. Penrose, wife of Richard A. F. Penrose and mother of heat, hot-water supply, open owned 1,540 feet of land on the east-side plumbing, parquet floors and electric of Kentucky avenue. It was irregular in builder has thought enough cific avenue was somewhat narrower, the matter to solve the problem of with two projecting points, that made it somewhat resemble the figure 3. Mrs. Penrose died March 30, 1881. She left her husband an invested estate for

life in the premises.

Asked for Order of Sale. December 29, 1881, Dr. Penrose apdepartment insists they shall be, and in that it was the opinion of the petitioner much contracted quarters, many of them that "real estate in Atlantic City has reached its highest value, and he is of the advantage of every one interested ly outgrow contracted quarters, many of than holding the said premises to be rent-them so small that the head of the family has to climb over the Morris chair interests of the owners of the said lands The special master who was appointed quickly vacate for more comfortable by the court to take testimony in his requarters. I am of the opinion that the port said: " • That in the opinion of time will soon come when the size of the witnesses produced before me the said witnesses produced before me the said lands have reached their highest value and are liable to be reduced in value and

Land Bought in 1873 for \$6,500. The property in the immediate neighborproved as to fix its character permanently, so that it will never be any better

Mrs. Penrose to sell the property because March 29, 1882, Chancellor Runyon, on

motion of Henry S. Little, counsel for Mr. Penrose, made the necessary order for the The sale was duly advertised to take place Monday, July 10, 1882, and on that date was held at the Chester County

House. The property was bid in by H. G. Ward, attorney for R. A. F. Penrose, for the sum of \$10,000. This was regarded as a big price for the land. Everybody said that none but the Among those who recently appeared father of the heirs would have given such

"Take that 325 feet along the Boardwalk, with 100 feet in depth, and figure up its value today," said a resident of Atlantic City. "Land between New York

"This leaves about 1,400 feet of front the land which Mr. Penrose purchased

NAYLOR ACQUIRES GROUND.

the Rosedale Playgrounds.

Some activity in real estate in the section east of 15th street is shown by re- of the location of the property and the in New York city the tallest and most cent transactions. Within the past week plan of the purchaser for its improve- wonderful building in the world. It will hattan, between Gold and Pearl streets 41,300 square feet of ground in square ment has been closed through the office be the home of the Pan-American States on the east and West Broadway on the 4547, bounded by 18th, 19th, E and D of Stone & Fairfax. It involves the trans- Association. The structure will dwarf the streets and near the Rosedale play- fer of the three-story business building Woolworth, at present the tallest building grounds, was acquired by Louis P. Nay- 728-30 11th street northwest, which was on the globe. It will be 901 feet high account of the natural light being shut lor from the trustees of the Richardson owned by the Walter Stewart heirs. The and its sub-sub-sub-sub-sub cellar will be 100

FIGURED IN SALE.



PROPERTIES 728-30 11TH STREET NORTHWEST, SOLD THROUGH TH OFFICE OF STONE & FAIRFAX.

Inspect Today Open Until 9 P.M.

First Time Offered

New Row of Colonial Homes Nos. 611 to 617 4th St. N. E.

Most convenient location in the city. Only a few minutes' walk from the Union station, Capitol, Senate and House office buildings, Congressional Library and all car lines. Big bargains.

Balance Monthly

Six rooms and bath; hardwood finish throughout; hard wood floors; electric lights; large lots; double porches; Holland window shades; side-oven gas range; large closets; pantry; hot-water heat; room for garage. These houses will sell quickly. Inspect today. Open Sunday.

Homes-With Location

Conceded to be one of the best residential places in

COLUMBIA HEIGHTS 6 Large All Outside Rooms

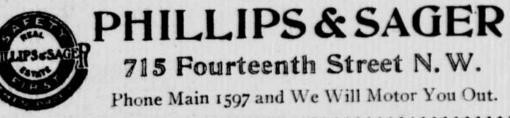
Shepherd Street in North Columbia Heights

And On Monthly Terms As Easy As Rent THE LOCATION

Is suitable in every way for a home of a \$5,000 standard of value. It is what is known as North Columbia Heights, an extension of Columbia Heights, lying just to the north and on an elevation even higher by a great many feet than the central section of Columbia Heights.

The houses are located just between the two double-track car lines of 14th street and 9th street and are equally accessible from either of these streets. Stores and markets are close by, yet just far enough away to be out of sight and sound.

TO INSPECT-Take any 14th street car, get off at Shepherd street and walk one and a half squares east on Shepherd street to the properties; or take any 9th street car, get off at Shepherd street and walk one square west on Shepherd street. You will recognize the properties by the Phillips & Sager



715 Fourteenth Street N.W.

and Kentucky avenues is appraised at

FOR ELEVENTH STREET

Transfer of Business Building Proposed New York Structure at 728-30 Latest Deal Recorded.

A transaction of interest both because frontage is thirty-five and one-half feet, feet below the street level. This new The ground is but two blocks distant with a depth of ninety-five feet to an al-

> something under \$35,000. whose name is not given, to so remodel into effect until the new year, and plans the building as to make the entrance to the main floor on a level with the street and provide for two stores. The locality is now one wholly devoted to business, and while it is within a few doors of H street, yet that thoroughfare is no longer the northern boundary of the retail business section in that locality, as the course of replacing residences with stores has passed farther to the north.

M. A. Leese Erecting Building.

Some time ago, through the same office and for the same estate, the property on the United States of Colombia one, this block, but hearer to G street and Uruguay one, Cuba one, while three floors known as 710-12 11th street, was purchas- Rica, Honduras, Guatemala, Nicaragua ed by M. A. Leese, who is now improv- and Mexico. The ceiling of the main ing it by the erection of a modern busi- room of each of these republics will be a ness building. Across the street and adjoining the building of the Palais Royal are old-time houses which the owner, Mr. Lisner, intends to remove for the quarters of Latin America in the United Mr. Lisner, intends to remove for States. The products of all the lands to purpose of building an addition to his de-

on 11th street to the south is occupied is a direct result of by the building of Woodward & Lothrop, the Panama canal. while beyond, in the block between E | The site of the latest of skyscrapers has and I streets, is to be seen the tall build- not been determined. Options have been ing of the National Capital Press, which secured on three pieces of land, one near was completed a short time ago, while at the southwest corner of 11th and E streets the steel frame of a hotel building is being erected.

SHANNON & LUCHS' SALES.

Make Report of Five Transfers Made Recently. Shannon & Luchs, real estate brokers,

report the following sales: property as his home. The consideration in the transaction was \$3,000.

two-story brick dwelling, to Angela A. less than one-half of one per cent, when Benson, for a consideration of \$4,000. This is a new dwelling, just completed, and Mrs. Benson will occupy the prop-

erty.
No. 2325 Ashmead place northwest, to
Walter R. Dorsey, for a consideration
of \$6,000. It is understood that Mr.
Dorsey will occupy the premises for his
residence. The building was recently
completed by George C. Pumphrey.
No. 026 Shepherd street northwest, to
Morris S. Johnson, for \$3,975. This is
a two-story brick residence.
Southwest corner of 14th and C
streets northeast, to Jacob Bricker, for
a consideration of \$4,500. This is a
store and dwelling, and was purchased
by Mr. Bricker as an investment.

Phone Main 1597 and We Will Motor You Out.

PAN-AMERICAN MARVEL TO BE WORLD'S TALLEST

Will House Latin Republic Exhibits.

In the near future it is planned to erect It is the intention of the purchaser, may go, but this restriction does not go filed before that time are exempt. It is not alone in height but in character that the new giant building will be

the marvel of the world. It will be a permanent exhibition of all America. Space for Countries.

Practically all the space below the twentieth story will be occupied by South and Central American republics. Chile is to have one floor, Brazil two, the Argentine two, Paraguay one, Bolivia one, Peru one, Ecuador one, Venezuela one, mosaic map of the country, illustrating it not only geographically and topographically, but agriculturally and industrially. The building will be the trade headhibition. What this will mean in the pro-The entire east side of the next block motion of commerce may be imagined. It

> the Grand Central station and the third fronting on Columbus Circle.

> The directors of the Pan-American States Association expect to decide as to the site at their next meeting. That settled, they say it will be but a short time until they start work on the foundations,

September Building Increase.

After the unfavorable report of August

building operations, showing a decrease of 33 per cent as compared with August Two-story brick corner dwelling, No. last year, the report of September builds 2923 Sherman avenue northwest, to Willing operations looms up splendidly, liam B. McMullen, who will occupy the Statements from sixty-nine cities, received by The American Contractor, New York, reach a total value of No. 956 Shepherd street northwest, a 856,749,572, as compared with \$56,528,compared with a year ago, but the surprise is that there is any gain at all. In twenty-six cities there are gains. The Duluth increase is 454 per cent; that of Grand Rapids, 496 per cent; while Troy distances all other cities by a gain of 1.4 355 per cent. Other cities making excellent showings include Spokane, 217 per cent: Syracuse, 268 per cent; Toledo, 100 per cent; St. Joseph, 104 per cent; St. Paul, 90 per cent: Philadelphia, 56 per cent. For the nine months ended September 20 the tabulation is encouraging. tember 30 the tabulation is encouraging. Returns from 63 cities show that building permits issued during that period totaled \$583,349.016, compared with \$586,-970,736 for the first nine months of 1912. This is a decrease of only 1 per cent